

**As Amended**

MEMBERS PRESENT: Mayor Katie Gallagher, Chairman  
Kathy Pucci, Council Representative  
Ray Porterfield  
Joe Polidori

ABSENT:

ALSO PRESENT: Dave Kulcsar, Building Commissioner  
Barbara Stanton, Secretary

Mayor Gallagher: Called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Gallagher, "here", Kathy Pucci, "here", Ray Porterfield, "here" Joe Polidori, "here". Jim Oper is presently not on the Commission.

The minutes of December 16, 2015 could not be approved.

Mayor Gallagher: A request from David Sternberg of 5-Star Media, LLC to erect a 14' x 48' double faced billboard sign with lighting located at 5111 Tiedeman Road P.P. #433-11-003. This was deferred from the Special Planning Commission meeting of December 16, 2015. Commissioner Kulcsar: This is a proposal for a billboard which is on First Energy property. The location is north of the railroad tracks and south of the Sheetz Gas Station. It meets the requirements for size, height and we will need verification and clear plans to be approved for setbacks from the right-of-way which is a 50 foot setback from the inside edge of the public sidewalk and 55 feet on either side adjacent to the properties. I spoke with Law Director Tom Kelly regarding the request and the board does have the discretion to deny the request on grounds it not being harmonious with the location per the purposes of the sign regulations. David Sternberg of 5-Star Media was present: It also is in the correct zoning. We are working with First Energy on this location. This is a visible location and there is a high traffic count in this area which is attractive for billboards. This is a traditional billboard so this will not be flashing. Motorist traveling north or south will be able to see the billboard. If we get approval there will be a full set of engineer plans. Joe Polidori: How far will you be able to see the sign? Mr. Sternberg: The vehicles driving would be about 500 feet on each side. The visible portion of the billboard would be by the intersection of Cascade Crossing. You will be able to see the billboard over the railroad bridge. Drawings were shown. The billboard is about 1800 feet away from the homes in the area. There was further discussion. Joe Polidori: I do not think this request is appropriate for the area. Mayor Gallagher: What time do the lights go off on the billboard? Mr. Sternberg: It would depend the time of year but I would think about midnight. Ray Porterfield: What is the purpose of the billboard? Mr. Sternberg: It's an income generator for First Energy. Kathy Pucci: I am opposed to billboards. I do not believe that it is harmonious with the aesthetics of our community and what we are trying to achieve. Mr. Sternberg: It may be possible to have signage underneath the billboard stating something like Welcome to Brooklyn. Being a very commercial district I didn't think it appears to change anything of the community with the gas station signage and other structures that are all commercial orientated. Kathy Pucci: We have made an effort over the last 10 to 15 years not to have tall signs. Resident Mary Lee Bowen: How high is the top of the sign? Mr. Sternberg: The City allows up to 65 feet and the billboard would be that height. Ms. Bowen: Would that be as high as the Key Bank one? Mr. Sternberg: It would be similar. There was further discussion regarding the billboard footprint, lighting and type of content that would be displayed. Commissioner Kulcsar: There are limitations the City would be able to place on the content of the sign. There are five billboards along I71 that is on City property that generate revenue to the City. Mr. Sternberg: We could possibly make a proposal to the City and to try to generate a little money. A motion was made Kathy Pucci, second by Joe Polidori to deny the request from David Sternberg of 5-Star Media, LLC to erect a 14' x 48' double faced billboard sign with lighting

located at 5111 Tiedeman Road since it is not aesthetically harmonious with the surroundings. **Vote Resulted: Yes** – Mayor Gallagher, Kathy Pucci, Ray Porterfield, Joe Polidori.

Mayor Gallagher: A request from Bert Edwards of Intermodal One, LLC to construct an additional parking lot located at 8215 Clinton Road P.P. #431-14-002 and 431-13-048. Deferred from the Special Planning Commission meeting of December 16, 2015. Commissioner Kulcsar: Mr. Edwards has purchased the property to the rear of Intermodal One which backs up to Associate Avenue. The lots were consolidated and now he is proposing to turn the area into a parking lot along with a driveway coming out on Associate Avenue. To this point we have done the first review of the engineer plans. We are waiting for a response of things that were addressed from the engineer. Mr. Edwards: I have the drawings tonight. (The plans that were given are the lot consolidation documents.) Mr. Edwards: I did not realize I needed to attend the last meeting. Commissioner Kulcsar: The issues that were addressed are between the City Engineer and Mr. Edwards designer. The other items that are pertinent to zoning are parking setback 10 feet on each side, 20 feet from the front. This would be more of your designer to address. We have a minimum lawn and landscape area of 25% and that would be the total property area combined. 10% of the parking lot area is to be landscaped. Details are required regarding parking plan, traffic flow, signage, curbs wheel stops, and other protective barriers that might be needed. I did send this to you and your designer. Mr. Edwards: This is a piece of property  $\frac{3}{4}$  of an acre plus. It is at the end of the street. Blue Jay has a hundred trucks running up and down the street. I am not asking for anything special and Mar's Trucking has no landscaping. Blue Jay has 100 acres of grass. Why do I need 10 feet of property on either side of the parking lot? In order for me to have 50 trucks in the parking lot I would need 50 acres of land the way you are talking. I am not sure if anyone looked at the plan. That's all I am asking for is a parking lot. Why should I have a tree where no one can see it. It took me a year and a half to get a parking lot last year. Just tell me what I need to do. This year I just paid \$100,000.00 for a piece of property and no one in Brooklyn will ever see the parking lot. Commissioner Kulcsar: I just explained the items that need to be addressed. These items may be addressed in the new plans which the Building Department has not received. Mr. Edwards: I paid \$100,000.00 for a piece of property to park six cars. Commissioner Kulcsar: We have discussed other options with you. One, would be to apply for a variance. Mr. Edwards: I paid almost \$20,000.00 to park four vehicles in the front of the building and than two of the parking spaces need to be handicapped. I don't need 10 feet on either side. I need a parking lot to park trucks. Commissioner Kulcsar: We will review the new drawings when we receive them. Mr. Edwards: As far as the drains and stops that is no problem. As far as the entrance to Associate Avenue, there is a piece of pipe sticking out of the ground that belongs to the City and I was told I need to move the pipe. Joe Polidori: I am sure we will be able to work something out. You need to give the Commissioner a chance to look over the new drawings. We want you to have a successful business. Kathy Pucci: There is nothing unusual from this Committee that other communities don't have. Mr. Edwards: Anytime I ask for something it's what am I going to pay. What everyone keeps saying the proposal is, and I keep reading it, you take 10 feet off one side and 10 feet off another side there is no room for the parking lot. Commissioner Kulcsar: I am explaining how the ordinances are set. There are applications to apply for a variance. You need to spend some time with your designer. There was discussion regarding the cost of the designer. Kathy Pucci: When you stated that you are exiting onto Associate Avenue, are you going to **(be)** coming through Associate? Mr. Edwards: I placed a 20 foot gate and that is where the trucks will be coming. There is a water feed line for Blue Jay. That pipe is sticking out of the ground to feed their sprinkler system. They put that pipe in the wrong place. It should have been inside of Blue Jay's property not my property. There were suggestions that I need to move it. This is a public street and with the pipe I have not access to my property off of Associate Avenue. How can Brooklyn allow this? I need the entire property for a parking lot. I don't need any grass or trees. There is plenty of grass on Blue Jay's property and also the cemetery. The Commission was shown the way the flow of the trucks would utilize the new driveway. Mr. Edwards: There is an electrical panel that belongs to Blue Jay that is on Associate Avenue. How is that allowed? Mayor Gallagher: A lot of times companies do not contact the City to get permission to do things. It happens more than you think. Blue Jay Communications have a survey to prove to us that the panel is in or outside of the line. Mr. Edwards: Blue Jay did the survey and the survey stats are there. His fence line is exactly on his property. His electrical panels are on Associate Avenue. There is a lot of little stuff going on. Mayor Gallagher: You saw an example with the previous request. The business owner has worked with Commission Kulcsar every step of the way before it is presented to the Committee. We want you to be successful in the

City. Commissioner Kulcsar needs a good working relationship with you to make this work. Mr. Edwards: We worked together. Commissioner Kulcsar: There is a lot more that needs to be done. Mr. Edwards: Help me get my parking lot. I will do whatever you want me to do, but I need all the property for parking. Kathy Pucci: Between you and the engineer/designer need to work with Commissioner Kulcsar. Commissioner Kulcsar doesn't have the plans yet. Mr. Edwards: I thought I brought them tonight, but I didn't. Mayor Gallagher: At the last meeting it was stated that the pipe needs to be removed. David Kulcsar: The removal of the pipe is Bert Edwards's responsibility. It is in the right-a-way in front of your property. You are creating a new driveway. Mr. Edwards: The driveway has always been there. The property always had a 20 foot section into Associate Avenue. Commission Kulcsar: The pipe was always there and for you to use the property you need to put an access in the area where the pipe is. The pipe needs to be removed to gain access so it is the owner's responsibility. Mr. Edwards: That is public property. Commissioner Kulcsar: It is your property. It is in the public rite-a-way which all utilities and the City have access too. Commissioner Kulcsar: The previous owner changed the property lines quite a bit. Things have changed and I do not know when this occurred. Mr. Edwards: The property I purchased was never connected to Associate. It was two separate parcels. There are two separate entrances. Two separate entities; Blue Jay and myself yet you state the removal of the pipe is my responsibility. Commissioner Kulcsar: The parcel you purchased is not enough for a buildable lot. We can work out the details, but I suggest we have a meeting with your designer. We can discuss point by point what is needed. Your designer has the reviews but I have not gotten a response from them. Mayor Gallagher: Maybe Commissioner Kulcsar will be able to have a solution to the requirements needed. Mr. Edwards: What requirements? Commissioner Kulcsar: The corrections that were sent to you and your designer. I can assist on the finer points. The plans need to be clearer. Mayor Gallagher: It is a complicated process to go through. It is important to meet with the Commissioner and your designer to protect your interest. Our responsibility is to not cut any corners. **(Kathy Pucci: Commissioner Kulcsar, sit down with the applicant and make sure that you give him an overview of the process from beginning to end including if he needs variances.)** After further discussion a motion was made Mayor Gallagher, second by Kathy Pucci to defer the request form Bert Edwards of Intermodal One, LLC to construct an additional parking lot located at 8215 Clinton Road to obtain additional information. **Vote Resulted: Yes** – Mayor Gallagher, Kathy Pucci, Ray Porterfield, Joe Polidori.

A motion was made by Mayor Gallagher, second by Ray Porterfield to adjourn. **Vote Resulted: Yes** – Mayor Gallagher, Kathy Pucci, Ray Porterfield, Joe Polidori.

Meeting adjourned.

  
Barbara Stanton  
Secretary

  
Mayor Katie Gallagher  
Chairperson